

UPON RECORDATION RETURN TO:
LANDAMERICA COMMERCIAL SERVICES
450 S. Orange Avenue, Suite 170
Orlando, Florida 32801
Attn: Susan Vanderjagt

THIS INSTRUMENT WAS PREPARED BY:
DALE A. BURKET, ESQUIRE
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
450 South Orange Avenue, Suite 250
Orlando, Florida, 32801
(407) 843-4600

Indexing instructions: The land subject to this instrument is located in the Northwest ¼ of Section 36, Township 1 South, Range 8 West, DeSoto County, Mississippi.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

RETURN BY: MAIL (X) PICK UP ()

Mrs. Winner's Chicken and Biscuits 470, Property ID 80007971/Horn Lake, DeSoto County, Mississippi

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is made as of August 1, 2007 ("Effective Date"), by and between **GE CAPITAL FRANCHISE FINANCE CORPORATION**, a Delaware corporation, with principal office and place of business at 8377 East Hartford Drive, Suite 200, Scottsdale, Arizona 85255 ("Landlord"), and **FAMOUS RECIPE COMPANY OPERATIONS, INC.**, a Georgia corporation, with a mailing address of 4561 Olde Perimeter Way, Unit 2706, Atlanta, Georgia 30346 ("Tenant").

In consideration of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration paid by Tenant to Landlord and the mutual covenants contained in that certain Lease Agreement between the parties hereto dated on even date herewith (hereinafter called the "Lease"), Landlord has leased and does hereby lease to Tenant, and Tenant has leased and does hereby lease from Landlord, upon the terms and conditions set forth in said Lease, the real property more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Premises").

The term of the Lease shall commence on the Effective Date and end on July 31, 2022. Said Lease provides for options to renew for two (2) five (5) year terms. Tenant shall not allow any mechanic's lien or similar type of lien to be filed against the Premises.

[Signatures on Next Page]

IN WITNESS WHEREOF, Landlord and Tenant have executed and sealed this Memorandum of Lease to be effective as of the date first above written.

"LANDLORD"

GE CAPITAL FRANCHISE FINANCE CORPORATION, a Delaware corporation

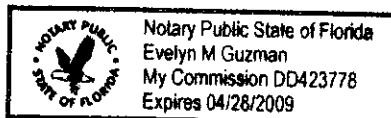
By: [Signature]
 Name: T. Glenn Kindred, Jr.
 Title: Authorized Signatory

(CORPORATE SEAL)

STATE OF FLORIDA
 COUNTY OF ORANGE

25th day of JULY, 2007, within my jurisdiction, the within named T. Glenn Kindred, Jr., who acknowledged that (he) (she) is Authorized Signatory of **GE CAPITAL FRANCHISE FINANCE CORPORATION**, a Delaware corporation, and that for and on behalf of the said corporation, and as its act and deed (he) (she) executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

(NOTARY SEAL)



[Signature]
 Notary Public State of Florida

Printed Name: EVELYN M. GUZMAN
 Notary Commission No. DD423778
 My Commission Expires: 4/28/2009

"TENANT"

**FAMOUS RECIPE COMPANY
OPERATIONS, INC.**, a Georgia corporation

By: [Signature]
Name: Jeffrey D. Miller
As Its: President

(CORPORATE SEAL)

STATE OF GEORGIA
COUNTY OF COBB

Personally appeared before me, the undersigned authority in and for the said county and state, on this 23rd day of JULY, 2007, within my jurisdiction, the within named JEFFREY DANIEL MILLER, who acknowledged that (he) (she) is PRESIDENT of **FAMOUS RECIPE COMPANY OPERATIONS, INC.**, a Georgia corporation, and that for and on behalf of the said corporation, and as its act and deed (he) (she) executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

(NOTARY SEAL)

[Signature]
Notary Public, State of Georgia

Printed Name: RAJKUMAR CHAROTAN

Notary Commission No. _____

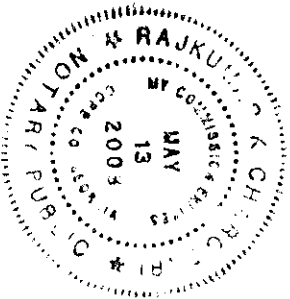
My Commission Expires: MAY 13th 2008

EXHIBIT "A"

Legal Description of the Premises

Mrs. Winner's Chicken and Biscuits 470, Property ID 80007971/977 Goodman Road, Horn Lake, DeSoto County, Mississippi 38637-1438

The property is now known as Lot 1, Interstate Commons Subdivision, First Revision, as shown in that plat dated May 5, 1999 and recorded in Book 64, Page 48 and Book 71, Page 24.